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Prepared by and return to:

Document Prepared from information furnished and not incident to a search of title, no warranties are given by: Leigh A. Rutherford, Esq., MSB 5750, P. O. Box 948, 324 W. Valley Street, Suite 107, Hernando, MS 38632, (662) 449-0422

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ANITA JONES,  
1635 Grasspond Road, Hernando, MS 38632  
(h) 662-893-1472 and (w) 662-543-0267

Grantor

to

QUITCLAIM DEED

ANITA JONES, JAHNILLI JONES and  
GLADYS JONES,  
1635 Grasspond Road, Hernando, MS 38632  
(h) 662-893-1472 and (w) 662-543-0267

Grantees

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and the love and affection that I have for my son and my sister, and other good, valuable and legal considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereinabove mentioned, ANITA JONES, a married woman, does hereby bargain, sell, convey and quitclaim unto the Grantees hereinabove mentioned, ANITA JONES, JAHNILLI JONES, my son, and GLADYS JONES, my sister, and joint tenants with full rights of survivorship, and not as tenants in common, all of my right, title and interest in and to the property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

INDEXING INSTRUCTIONS AND LEGAL DESCRIPTION: Two (2) tracts both in the Southeast Quarter of Section 7, Township 3 South, Range 6 West, DeSoto County, MS.

*Prepared*

**TRACT 1:** Part of the Southeast Quarter of Section 7, Township 3 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Commencing at a concrete post commonly accepted as the Southwest corner of the Southeast Quarter of said Section 7; thence run North 00°15'19" East a distance of 2643.00 feet along the West line of said Southeast Quarter to the Northwest corner of the Will Jones Estate property; thence run North 89°28'10" East a distance of 1317.45 feet along the North line of said Will Jones Estate property to a point; thence run South 00°39'08" West a distance of 132.26 feet along said North property line to a point; thence run North 89°28'10" East a distance of 195.61 feet along said North property line to a steel fence rail and the POINT OF BEGINNING; thence continue North 89°28'10" East a distance 502.62 feet along said North property line to a steel fence rail; thence run South 00°31'50" East a distance of 130.00 feet to a steel fence rail; thence run South 89°28'10" West a distance of 502.62 feet to a steel fence rail; thence run North 00°31'50" West a distance 130.00 feet to the POINT OF BEGINNING and containing 1.50 acres, more or less. Bearings are based on True North as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated September 25, 2001, a copy of said survey is attached hereto and incorporated herein as Exhibit "A".

**TRACT 2:** For the purposes of ingress and egress and as part and parcel of the above described Tract 1, part of the Southeast Quarter of Section 7, Township 3 South, Range 6 West, DeSoto County, Mississippi, being a 50-foot wide strip and particularly described as follows, to-wit:

Commencing at a concrete post commonly accepted as the Southwest corner of the Southeast Quarter of said Section 7; thence run North 00°15'19" East a distance of 2643.00 feet along the West line of said Southeast Quarter to the Northwest corner of the Will Jones Estate property; thence run North 89°28'10" East a distance of 1317.45 feet along the North line of said Will Jones Estate property to a point; thence run South 00°39'08" West a distance 132.26 feet along said North property line to a point; thence run North 89°28'10" East a distance of 1317.45 feet along said North line to a point at the Northeast corner of said Will Jones Estate property; thence run South 00°39'08" West a distance of 546.65 feet along the east line of said Will Jones Estate property to a point in the centerline of Grass Pond Road, said point being the Southeast corner of said Will Jones Estate property and the POINT OF BEGINNING; thence run North 78°44'25" West a distance of 83.39 feet along the South line of said Will Jones Estate property to a point; thence run North 41°54'06" West a distance 75.87 feet to a point; thence run North 05°25'22" West a distance of 99.94 feet to a point; thence run North 78°30'21" West a distance of 316.11 feet to a point; thence run North 75°07'29" West a distance of 269.05 feet to a point; thence run North 73°41'17" West a distance of 364.64 feet to a point on the South line of the above described 1.50 acre tract; thence run North 89°28'10" East a distance of 172.57 feet along said

1.50 acre tract South line to a point; thence run South 73°41'17" East a distance of 198.84 feet to a point; thence run South 75°07'29" East a distance of 266.96 feet to a point; thence run South 78°30'21" East a distance of 351.69 feet to a point; thence run South 05°25'22" East a distance of 120.52 feet to a point; thence run South 41°54'06" East a distance of 126.13 feet to the POINT OF BEGINNING and containing 1.26 acres, more or less. Bearings are based on the True North as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated September 25, 2001, and attached hereto and incorporated herein as Exhibit "A".

The surveyed property is part of the Will Jones Estate as described in Deed Book 39, Page 26 in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

NOTE: No estate was ever opened for Mr. or Mrs. Will Jones, both deceased. The heirs at law listed are believed to be true and correct, although no determination of heirs has been accomplished. Accordingly, no certification as to title is given with this deed.

NOTE: ANITA JONES is a married woman and her husband does not join in this transfer. Anita Jones took title to this property by conveyance from the heirs of Mr. and Mrs. Will Jones, both deceased, by Deed Book recorded in Book 418, page 230, in the records of the Chancery Court Clerk of DeSoto County, MS. Anita Jones and her husband, Andre Juan Williams, executed a prenuptial agreement which is attached hereto and has been recorded in the Power of Attorney and Contract Book in the office of the Chancery Clerk of DeSoto County, MS, disclaiming any interest in and to this property.

This conveyance is made subject to all road rights of way, public utility easements, restrictive covenants, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

Taxes for the year 2010 will be paid by the Grantees. Possession is given with delivery of this deed.

WITNESS MY SIGNATURE, this the 18<sup>th</sup> day of June, 2010.

Anita R Jones  
ANITA JONES

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named ANITA JONES who acknowledged that she freely and voluntarily signed and delivered the above quitclaim deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 18<sup>th</sup> day of June, 2010.

Leigh A. Rutherford  
Notary Public

My Commission Expires:

12-11-2011



## PRE-MARITAL AGREEMENT

This Agreement is made on the 18<sup>th</sup> day of October, 2009 between Anita Regina Jones, residing at 1635 Grasspond Rd., City of Hernando, County of Desoto, State of Mississippi, AND Andee Juan Williams, residing at 1635 Grasspond Rd., City of Hernando, County of Desoto, State of Mississippi.

We intend to be married on the 21<sup>st</sup> day of October, 2009, in the City of Hernando, County of Desoto, State of Mississippi.

We both desire to settle by Agreement the ownership Rights of all of our property that we currently own and our Rights to Alimony, Spousal Support, and or maintenance.

Therefore; in consideration of our mutual promises, and other goods and valuable consideration, we agree as follows:

We agree that the following property shall be the sole and separate property of Anita Regina Jones: 1 Brick, 3 Bedroom, 2 bath on 1.5 acres, any and all Furniture, Jewelry, Appliances, clothing and, 1 vehicle, a 2002 Cadillac Escalade and any Financial Assets, Debts and Responsibilities.

I Andee Juan Williams, waive all Rights to any property Settlements or inheritances pertaining to Anita Regina Jones.

We also agree that the above listed property shall remain Anita Regina Jones as her own separate and personal estate, including any rents, interest or profits which may be earned on such property. This property shall forever remain free and clear of any claim by my own admission. Each person shall have the right to control, sell or give away their own separate property as if they were not married. We both agree to waive any rights or claims that we may have now or in the future to receive any distribution of any of the other's separate property in the event of divorce or dissolution of marriage. However, in the event of divorce or dissolution of marriage, any marital property which is acquired after marriage will be subject to division, either by agreement between us or by a judicial determination.

After careful consideration of our circumstances and all of the other terms of this agreement, we both waive any rights or claims that we may have now or in the future to receive alimony, maintenance, or spousal support from the other in the event of divorce or dissolution of marriage. We both fully understand that we are forever giving up any rights that we may have to alimony, maintenance, or spousal support in the event of divorce or dissolution of marriage.

We have prepared this agreement cooperatively and each of us has fully and honestly disclosed to the other the extent of our assets.

We each understand that we have the right to representation by independent counsel. We each fully understand our rights and we consider the terms of this agreement to be fair and reasonable.

Both of us agree to execute and deliver any documents, make any endorsements, and do any and all acts that may be necessary or convenient to carry out all of the terms of this agreement,

We agree that this Document is intended to be the Full and Entire pre-marital agreement between us and should be interpreted and governed by the laws of the State of Mississippi.

WE ALSO AGREE THAT EVERY PROVISION OF THIS AGREEMENT IS EXPRESSLY MADE BINDING UPON THE HEIRS, ASSIGNS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST, AND REPRESENTATIVES OF EACH OF US.

SIGNED AND DATED THIS DAY 18<sup>th</sup> OF OCTOBER, 2009

Andre J. Williams  
(Signature)

K.W. Pech  
(Witness Signature)  
Dan  
(Witness Signature)

Anita R Jones  
(Signature)

\_\_\_\_\_  
(Witness Signature)

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(Witness Signature)

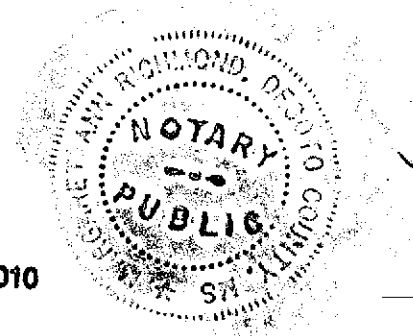
State of Mississippi SS,  
County of Desoto

On Oct 28 2009, Anita Jones AND Andre J. Williams PERSONALLY CAME BEFORE ME AND, BEING DULY SWORN, DID STATE THAT THEY ARE THE PERSONS DESCRIBED IN THE ABOVE DOCUMENT IN MY PRESENCE AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES STATED.

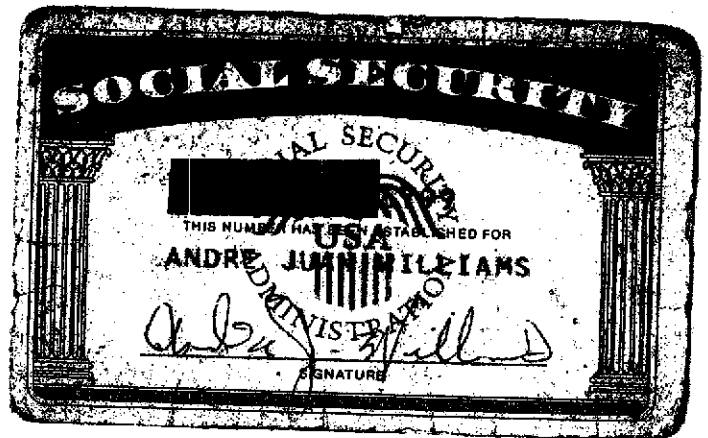
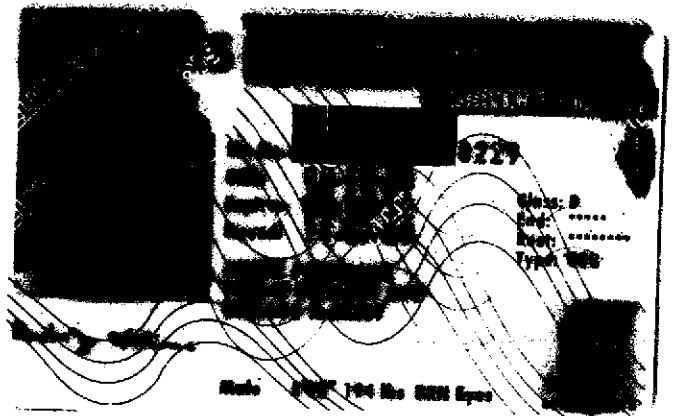
Margaret Ann A. Richmond  
(Notary Signature)

Notary Public, For the County of Desoto  
State of MS

My Commission EXPIRES \_\_\_\_\_ My Commission Expires May 7, 2010







Docement prepared by Anita Jones,  
1635 Grasspond Road, Hernando, MS 38632.  
and by Andre J. Williams,  
1632 W. Belmont Ave, Chicago, IL 60657